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6 Attorneys for Debtor and Debtor in Possession

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8 **UNITED STATES BANKRUPTCY COURT**  
9 **CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION**

10 In re	Case No. 8:22-bk-12142-SC
11 2 <sup>nd</sup> CHANCE INVESTMENT GROUP, LLC,	Chapter 11
12 Debtor and Debtor-in-	<b>DEBTOR'S REPORT OF SALE OF REAL</b>
13 Possession.	<b>PROPERTY OF THE ESTATE PURSUANT</b>
14	<b>TO FEDERAL RULE OF BANKRUPTCY</b>
15	<b>PROCEDURE 6004(f)(1) AND LOCAL</b>
16	<b>BANKRUPTCY RULE 6004-1(g)</b>
	<b>[37472 Yorkshire Drive, Palmdale,</b>
	<b>California 93550]</b>

17 **TO THE HONORABLE SCOTT C. CLARKSON, UNITED STATES BANKRUPTCY**  
18 **COURT JUDGE, OFFICE OF THE UNITED STATES TRUSTEE, AND ALL**  
19 **INTERESTED PARTIES:**

20 **PLEASE TAKE NOTICE** that pursuant to Local Bankruptcy Rule 6004-l(g) and  
21 Federal Rules of Bankruptcy Procedure Rule 6004(f)(l), 2<sup>ND</sup> Chance Investment Group,  
22 LLC, hereby reports that the sale of real property located at 37472 Yorkshire Drive,  
23 Palmdale, California 93550, has closed in accordance with the terms of the Order entered  
24 on November 20, 2023 [Dkt No. 313]. A true and correct copy of the Escrow closing  
25 statement is attached hereto as **Exhibit 1**.

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1 Dated: January 4, 2024

FINANCIAL RELIEF LAW CENTER, APC

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By: Andy C. Warshaw

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ANDY C. WARSHAW  
RICH STURDEVANT  
Attorneys for 2<sup>nd</sup> Chance  
Investment Group, LLC

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**Exhibit 1**



ESCROW SERVICES, INC.

15250 Ventura Blvd, Suite 715  
Sherman Oaks, CA 91403

Phone: (310) 550-6055

Fax: (310) 550-6130

**SELLER'S FINAL SETTLEMENT STATEMENT**

<b>PROPERTY:</b>	37472 Yorkshire Drive Palmdale, CA 93550	<b>DATE:</b>	December 5, 2023
<b>SELLER:</b>	2nd Chance Investment Group, LLC, a California Limited Liability Company	<b>CLOSING DATE:</b>	December 5, 2023
		<b>ESCROW NO.:</b>	105827-AA

	<u>DEBITS</u>	<u>CREDITS</u>
<b>FINANCIAL CONSIDERATION</b>		
Total Consideration		390,000.00
Paid Outside of Escrow	19,750.00	
<b>PAYOFF CHARGES - Selene Finance</b>		
<b>[Total Payoff \$189,307.41]</b>		
Principal Balance	161,046.96	
Interest on Principal Balance from 09/01/2022 to 12/27/2023	1,815.00	
Interest on Principal Balance at \$19.3000/day from 12/07/2023 to 12/27/2023	-366.70	
Deferred Balance	9,896.29	
Corporate Advance Balance	16,567.06	
Unpaid Late Charges	158.80	
Recording Fees	190.00	
<b>PAYOFF CHARGES - CaliforniaFIRST Program</b>		
<b>[Total Payoff \$31,172.99]</b>		
Non-Delinquent Assessment Balance	29,938.85	
Accrued Interest to 1/5/2024	1,034.14	
Recording Fee	100.00	
Administration Fee	100.00	
<b>PAYOFF CHARGES - LA Hero Program</b>		
<b>[Total Payoff \$36,046.42]</b>		
Project Cost (labor and products) 2/8/17	37,200.00	
Hero administration program costs	1,856.28	
County recording and processing	80.00	
Interest from 2/8/2017 to 2/2/2024	22,522.07	
Assessment payments 7/1/17 to 6/30/23	-25,761.93	
Recording administrative Fee	200.00	
Reserve Fund Credit	-50.00	
<b>PRORATIONS/ADJUSTMENTS</b>		
1st Half Taxes 2023 - 2024 at \$2,804.79/semi-annually from 12/05/2023 to 01/01/2024		405.14
<b>COMMISSION CHARGES</b>		
Coldwell Banker	5,850.00	
Century 21 Peak Realty	11,700.00	
Citrus Grove Real Estate & Lending	5,850.00	
<b>OTHER DEBITS/CREDITS</b>		
MyNHD, Inc. for NHD Disclosure Report	74.95	

Page 2 of 2:

	<u>DEBITS</u>	<u>CREDITS</u>
<b>TITLE/TAXES/RECORDING CHARGES - Orange Coast Title Company</b>		
Title - Owner's Title Insurance	1,309.00	
Title - BK Underwriter's Excess Risk Fee	1,000.00	
Title - Messenger Fee	39.88	
Title - Overnight/Wire Payoffs	45.00	
Title - Sub Escrow Fee	62.50	
Recording Order Approving Sale	35.00	
Transfer Tax - County to Los Angeles County	429.00	
Unsecured tax lien #13 good to Dec.31, 2023	407.84	
Unsecured tax lien #14 good to Dec. 31, 2023	791.60	
Unsecured tax lien #15 good to Dec. 31, 2023	634.27	
HOLD: 1st Half Taxes 2023-2024 + Late Fee	7,501.12	
HOLD: for Selene Finance Payoff	5,000.00	
<b>ESCROW CHARGES - A &amp; A Escrow Services, Inc.</b>		
Title - Escrow Fee	1,000.00	
Title - 1099 Processing Fee to A & A Escrow Services Inc.	75.00	
Title - Drawing Documentation Fee	75.00	
Title - Messenger/FedEx Fees to A & A Escrow Services Inc.	25.00	
Title - File Archive Fee* to Archive It!	50.00	
<b>Net Proceeds</b>	72,173.16	
<b>TOTAL</b>	\$ 390,405.14	\$ 390,405.14

**SAVE THIS STATEMENT FOR INCOME TAX PURPOSES**